

BOARD OF ZONING APPEALS AGENDA MAY 18, 2016

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, Fairfax, Virginia, on **May 18, 2015**, the Board of Zoning Appeals will hold public hearings on the following applications at the time indicated. For each public hearing, any and all interested persons will be given an opportunity to express their views regarding said application. If you desire to be placed on the speakers' list, or check on whether the status of a public hearing has changed, call the Special Permit and Variance Branch of the Zoning Evaluation Division, Department of Planning and Zoning, at (703) 324-1280. Below are descriptive summaries only of each application. Interested parties may review the application or pick up a copy of the staff report one week prior to the hearing at the Branch noted above at 12055 Government Center Parkway, Fairfax, Virginia, Suite 801. Copies of the staff report are also available at the office of the member of the Board of Supervisors in whose district the application property is located, and online at <http://ldsnet.fairfaxcounty.gov/ldsnet/CurrentinProcessBZA.aspx>, by putting in the application number. ADA: Reasonable accommodation is available upon 48-hour advance notice. For additional information on ADA call (703) 324-1334 (TTY 711 Virginia Relay Center).

Matters Presented By Board Members

Administrative Items

Staff/Action

- 9:00 A.M. JENNIFER SENZANO / KRISTHIAN SENZANO, SP 2015-LE-155 Appl. under Sect(s).
S.E. Williams 8-305 and 8-303 of the Zoning Ordinance to permit a home child care facility. Located at
Admin. 6405 Meriwether Ln., Springfield, 22150, on approx. 19,995 sq. ft. of land zoned R-3. Lee
Moved to District. Tax Map 81-3 ((15)) 3. (*Admin. moved from 3/16/16 and 4/20/16 at appl. req.*)
6/22/16 at
appl. req.
- H. Eddy RICHARD J TR & HARRIET CHRISTY BERGEMANN TR, SP 2016-PR-013 (50%)
Admin.
Moved to
5/11/16 at
appl. req.
- 9:00 A.M. PR PERFORMANCE FITNESS, LLC., A 2015-MA-008 Appl. under Sect(s). 18-301 of the
S.C. Williams Zoning Ordinance. Appeal of a determination that appellant is occupying property in the
Admin. C-3, H-C, CRD, and SC Districts without Non-Residential Use Permit approval in violation
Moved to of Zoning Ordinance provisions. Located at 4208 Evergreen Ln., Unit 212, Annandale,
8/3/16 at 22003, on land zoned C-3, H-C, CRD and SC. Mason District. Tax Map 71-1 ((38)) 212.
appl. req. (*Admin. moved from 12/9/15 at appl. req.*)

9:00 A.M. ALLYN I. RICHERT AND CONSTANCE I. RICHERT; TRADE PRODUCTS CORPORATION ("TPC"), A 2015-SP-026 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that the appellants have established a commercial use in the R-C and Historic Overlay Districts, in violation of Zoning Ordinance provisions. S. Gilbert Admin. Located at 12124 Popes Head Rd., Fairfax, 22030 on approx. 15.73 ac. of land zoned R-C, HD, and WS. Springfield District. Tax Map 67-3 ((1)) 10B. *(Admin. moved from 3/16/16 at appl. req.)*

Withdrawn

Public Hearings

9:00 A.M. MARK B. VAN KIRK, SP 2014-DR-124 Appl. under Sect(s). 8-914 and 8-922 of the Zoning Ordinance to permit reduction in minimum yard requirements based on an error in building location to permit a deck to remain 3.0 ft. from a side lot line and 2.5 ft. from a rear lot line, an accessory storage structure to remain 0.1 ft. from a side lot line and 0.3 ft. from a rear lot line, and to permit reduction of certain yard requirements to permit a construction of an addition 9.8 ft. from a side lot line. Located at 1411 Mayflower Dr., McLean, 22101, on approx. 11,488 sq. ft. of land zoned R-3. Dranesville District. Tax Map 30-1 ((12)) 224. (Concurrent with VC 2014-DR-007). *(Admin. moved from 9/17/14, 2/4/15, 4/22/15 and 7/15/15 at appl. req.) (Continued from 9/30/15.) (Decision deferred from 1/6/16 and 3/16/16.)*

C. Gresham
*Decision
Deferred
to 7/20/16*

9:00 A.M. MARK B. VAN KIRK, VC 2014-DR-007 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit rear yard coverage exceeding 30%. Located at 1411 Mayflower Dr., McLean, 22101, on approx. 11,488 sq. ft. of land zoned R-3. Dranesville District. Tax Map 30-1 ((12)) 224. (Concurrent with SP 2014-DR-124). *(Admin. moved from 9/17/14, 2/4/15, 4/22/15 and 7/15/15 at appl. req.) (Continued from 9/30/15.) (Decision deferred from 1/6/16 and 3/16/16.)*

C. Gresham
*Decision
Deferred
to 7/20/16*

9:00 A.M. MICHAEL P. LINEGANG, SP 2016-HM-003 Appl. under Sect. 8-922 of the Zoning Ordinance to permit a reduction in certain yard requirements to permit the construction of an addition 7.0 ft. from a side lot line such that side yards total 21.0 ft. Located at 2337 Riviera Dr., Vienna, 22181, on approx. 10,500 sq. ft. of land zoned R-2 (Cluster). Hunter Mill District. Tax Map 38-3 ((29)) 46.

S.E. Williams
Approved

9:00 A.M. RAMEZ ANDRAWIS, SP 2015-DR-119 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit a reduction in certain yard requirements to permit the construction of a garage addition 6.0 ft. from a side lot line and a second garage addition 6.1 ft. from a side lot line. Located at 1408 Pathfinder Ln., McLean, 22101, on approx. 10,833 sq. ft. of land zoned R-3, HC. Dranesville District. Tax Map 30-2 ((31)) 200. *(Decision deferral from 11/18/15, 2/10/16 and 3/9/16 at appl. req.)*

H. Eddy
Approved

9:00 A.M. MOUNT VERNON COMMUNITY PARK AND PLAYGROUND ASSOCIATION AKA MOUNT VERNON PARK ASSOCIATION, INC., SPA 75-V-185-02 Appl. under Sect. 3-303 of the Zoning Ordinance to amend SPA 75-V-185, previously approved for a community recreation club, to allow site modifications (court lighting). Located at 8042 Fairfax Rd., Alexandria, 22308, on approx. 10.8 ac. of land zoned R-3. Mt. Vernon District. Tax Map 102-2 ((3)) A and D; 102-4 ((1)) 3A, 4, and 11B; and 102-4 ((17)) B.

E.M. Haley
Approved

JOHN F. RIBBLE III, CHAIRMAN